

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, September 13, 2011 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:

8. Case: P11-018 Interim Use - Preliminary & Final Major Site Plan
Applicant: Robert Morales
Attorney: pro se
Review Planner: Kristin Russell
Address: 423-431 Third St./162 Merseles St.
Block: 431 Lots: 21.A, 22.A, 23.A, 27.A, C, D
Zone: Merseles St. Redevelopment Plan
Description: Adaptive reuse of an existing garage into a fitness center. This is not a permitted principal use in the area, so the request is for a 3-year interim use.

9. Case: P04-200 Final Major Site Plan
Applicant: LAN Realty Inc.
Attorney: Patricia Rosenblatt, Esq.
Review Planner: Kristin Russell
Address: 522 Ocean Ave.
Block: 1575 Lots: 3.A
Zone: Ocean/Bayview Redevelopment Plan
Description: Renovation of mixed use building with 6 residential units and 2 ground floor retail spaces. Original approval granted Feb. 8, 2005.

10. Case: P11-041 Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: foot of Sixth Street
Block: 20 Lots: 2.25
Zone: Newport Redevelopment Plan
Description: expansion of existing Newport Marina to add docks and 18 additional boat slips.

11. Case: P09-036 Preliminary Major Site Plan
Applicant: Ocean Avenue Baptist Church
Attorney: Robert Taylor, Esq.
Review Planner: Kristin Russell
Address: 735-741 Ocean Avenue
Block: 1998 Lots: 61A, 62A.99
Zone: Martin Luther King Redevelopment Plan
Description: Addition of 2,190 sf to, and renovation of, existing house of worship

12. Case: P07-090 (dup) Final Major Site Plan
Applicant: Fred W. Martin Apartments Urban Renewal, L.P.
Attorney: Eugene P. O'Connell
Review Planner: Jeff Wenger
Address: 194-212 MLK Drive
Block: 1319 Lots: 172
Zone: Newport Redevelopment Plan
Description: New 39 unit, 4 story residential building with retail and 39 parking spaces.

13. Review and discussion of the "Report Concerning the Determination of the Bright and Varick Study Area as an Area in Need of Redevelopment." Formal action may be taken.
14. Review and discussion of the proposed "Bright and Varick Redevelopment Plan." Formal action may be taken.

15. Case: P08-103.1 Amended Minor Site Plan with "c" variances
Applicant: Rohan Somar
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 467 Palisade Ave.
Block: 767 Lots: 39
Zone: R-2
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.
Variances: height, first floor glazing
Carry to September 27, 2011

16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD